

भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 654095

Q. - 189/42/18  
 Spot verified on 11/07/18  
 Identified by Drafting advocate.  
 - adj to H.C. Sarani  
 - land area cannot be measured  
 - structure delapidated  
 - area of structure - 1000 sq ft (approx)  
 - structure Commercial.

Noted that the document is stamped  
 & registered. The signature sheets has  
 the endorsement sheets attached with  
 to document on view of this document

District Sub-Registrar,  
 Registrar, 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 13 JUL 2018

20/7/18

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made on this 29th day of May +  
 Two Thousand Eighteen (2018)

**BETWEEN**

- 1) Kanan Banerjee
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU



Date: 2018  
 Name: Subrata  
 Address: Baranagar  
 District: Ranjita Pur  
 Registration No: 33000  
 Date of registration: 23 MAY 2018  
 Fee: 33000



District Sub-Registrar  
 Registrar U/S 7(2) of  
 Registration Act 1906  
 Allpore, South 24 Parganas  
 11 JUL 2018

Ashjit Naskar  
 c/o Late: Harendra Nath Naskar  
 Vill: Baidyapara, P.O.+P.S: Sonampur  
 Kot: 150  
 Occupation: Business



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SMT. KANAN BALA SARDAR, having PAN CUAPS3373N, wife of Late Krishna Gopal Sardar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Vill. Alipur, P. O. Suryapurhat, P. S. Baruipur, Dist. South 24-Parganas, Pin - 743372, hereinafter referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

- A N D -

ACROPOLIS INFRA, having PAN ABBFA9215H, a Partnership Firm, having its registered Office at 39/1/5/2A, Post Office Road, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, represented by its Partners viz. (1) SRI AMLAN MUKHERJEE, having PAN AKDPM2046H, son of Late Suniti Kumar Mukherjee, residing at Baidya Para, P. O. & P. S. Sonarpur, Kolkata - 700 150, Dist. South 24-Parganas, (2) SRI BIDIT BANERJEE, having PAN AFUPB1894E, son of Late Tushar Krishna Banerjee, residing at 25/1A, Gorokha Basi Road, P. O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas and (3) SRI SAMIR KUNDU, having PAN AKTPK2630B, son of Late Chitta Ranjan Kundu, residing at Dristi Apartment, Ground Floor, 335, Dum Dum Surer Math, P. O. Motijheel, P. S. Dum Dum, Kolkata - 700 074, Dist. North 24-Parganas, all by faith - Hindu, all by Nationality - Indian, all by occupation - Business, hereinafter called the "DEVELOPER / SECOND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) of the OTHER PART.

WHEREAS one Smt. Mira Rani Haldar, wife of Panchu Gopal Haldar purchased a plot of land measuring an area of 3 (three) Cottahs 11 (eleven) Chittacks more or less Pargana - Madanmalla, lying and situated at Mouza - Sonarpur, J. L. No. 39, R. S. No. 13, Touzi No. 109, comprised in C. S. Dag No. 473, R. S. Dag No. 522, under C. S. Khatian No. 577, R. S. Khatian No. 473, within the jurisdiction of Sonarpur Police Station, within the local limits of Rajpur Sonarpur Municipality, under A.D.S.R. Sonarpur, in the District of South 24-Parganas by virtue of one Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Sonarpur and recorded in Book No. 1, Volume No. 62, pages 159 to 166, Being No. 4090, for the year 1973 from Smt. Manada Bala Dasi against valuable consideration mentioned thereon.

AND WHEREAS the said Smt. Mira Rani Haldar, wife of Panchu Gopal Haldar also purchased another adjacent plot of land measuring an area of 1 (one) Cottah more or less

- 1) *Kanan Bala Sardar*
- 2) *Bidit Banerjee*
- 3) *Samir Kundu*

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Pargana - Madanmalla, lying and situated at Mouza - Sonarpur, J. L. No. 39, R. S. No. 13, Touzi No. 109, comprised in C. S. Dag No. 473, R. S. Dag No. 522, under C. S. Khatian No. 577, R. S. Khatian No. 473, within the jurisdiction of Sonarpur Police Station, within the local limits of Rajpur Sonarpur Municipality, under A.D.S.R. Sonarpur, in the District of South 24-Parganas by virtue of one Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Sonarpur and recorded in Book No. 1, Volume No. 30, pages 79 to 83, Being No. 1897, for the year 1974 from said Smt. Manada Bala Dasi against valuable consideration mentioned thereon.

AND WHEREAS thus the said Smt. Mira Rani Haldar became the absolute owner of said two plots of land measuring total area of 4 (four) Cottahs 11 (eleven) Chittacks more or less and mutated her name in the records of local Rajpur Sonarpur Municipality and also constructed a building thereon and while seized and possessed of the same the said Mira Rani Haldar died intestate leaving behind her surviving two sons namely Sri Gour Haldar, Sri Netai Haldar and three daughters namely Smt. Kanan Bala Sardar, Smt. Arati Haldar and Smt. Malati Purakait as her only legal heirs and successors to her estate and accordingly after the demise of said Mira Rani Haldar her aforesaid legal heirs and successors became the joint owners of the said entire property by virtue of inheritance and in terms of Hindu Succession Act, 1956.

AND WHEREAS while seized and possessed of the same the said Smt. Arati Haldar, Sri Netai Haldar and Sri Gour Haldar collectively gifted and transferred their undivided 3/5th share of the said property unto and in favour of said Smt. Kanan Bala Sardar, the Owner herein by virtue of one Deed of Gift duly registered before the A.D.S.R. Sonarpur and recorded in Book No. 1, CD Volume No. 34, pages 3919 to 3930, Being No. 12249, for the year 2009 by virtue of natural love and affection upon herself.

AND WHEREAS while seized and possessed of the same the said Smt. Malati Purakait gifted and transferred her undivided 1/5th share of the said property unto and in favour of said Smt. Kanan Bala Sardar, the Owner herein by virtue of one Deed of Gift duly registered before the A.D.S.R. Sonarpur and recorded in Book No. 1, CD Volume No. 12, pages 2981 to 2996, Being No. 04154, for the year 2010 by virtue of natural love and affection upon herself.

AND WHEREAS in that circumstances, the Owner herein became the sole and absolute owner of the said entire property measuring an area of 4 (four) Cottahs 11 (eleven)

- 1) Amlan Mukherjee
- 2) Bidit Banerjee
- 3) Samir Kundu

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Chittacks more or less, which is morefully mentioned in the Schedule hereunder written and also mutated her name in the records of local Rajpur Sonarpur Municipality and obtained Holding No. 173, Purba Baidya Para, Kolkata - 700 150, under Ward No. 13 and is paying municipal taxes in her name as absolute owner and occupier thereof and is now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to any intending buyer or buyers at any consideration as the Owner herein shall think fit and proper.

AND WHEREAS now the Owner herein has decided to develop the said property by raising construction of a multi storied building and has searched a reputed Developer who will be taken the responsibility of developing the said property by raising construction of a multi storied building and on hearing her such intention the Developer herein has approached to the Owner herein that it will develop the said property by raising construction of a multi storied building consisting of flats and garages / car parking space etc. on the said land to which the Owner has agreed to such proposal on the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The First Party doth hereby authorised and empowered the Second Party to construct a multi storied building as per the Building Plan to be sanctioned by Rajpur Sonarpur Municipality on the aforesaid property consisting of few flats and garages / car parking spaces, shop rooms etc. at the costs and expenses of Second Party and for the aforesaid purpose the First Party will deliver full vacant possession of the said land immediately after obtaining the Sanctioned Building Plan or as called by the Developer and also hand over the original deeds and documents unto the Second Party and those documents will remain under the custody of the second party till performance of the agreed terms and conditions by and between the parties hereto and the First Party or any of her heirs, successors or assigns or any person claiming through or in trust of him shall not interfere during the construction period in any manner whatsoever except the allocated area of the Owner herein which will be handed over to the Owner within the stipulated time mentioned hereinafter.

2. The First Party / Owners shall retain all connected original deeds / papers and documents in respect of the said property and the shall handover Certified Copy of mother

1) *Kanan Bala Sardar*  
 2) *Bidit Banerjee*  
 3) *Samir Kundu*  
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Deed and xerox copies of other connected documents in respect of the said property at the time of execution of this Development Agreement and the Owner herein executed one Undertaking unto the favour of the Developer herein that as and when required the original copies by the Developer or to show the original copies to the different purchasers or Bank or Financial Institution, the authorised representative of the Owner herein will appear before the Bank or other Financial Institution with the original papers and documents in respect of the said property and Second Party will obtain Sanction Plan for construction of multi storied building on the said plot of land at its own costs and in that connection the First Party will sign on all applications / paper etc. as required for getting the sanctioned Building Plan from the Rajpur Sonarpur Municipality.

3. **OWNER'S ALLOCATION**: That in consideration of said property and on construction of the building in the manner as stated hereinabove the land Owner shall be entitled to get 50% (Fifty percent) constructed area as per Sanctioned Building Plan as per measurement of the land of the Owner herein, which to be allocated in the manner as follows :-

i) 50% constructed area as per Sanctioned Building Plan on the Ground Floor in a manner of parking area as because the said property consisting of three numbers of tenants who are presently running their business in three separate shop rooms and the commercial area which will come as per Sanctioned Plan the same would be distributed amongst the said three tenants in equal proportion from the Owner and the Developer herein. So no commercial area will be provided to the Owner herein on the Ground Floor.

ii) 50% constructed commercial area as per Sanctioned Building Plan on the First Floor at East-West side on Southern part.

And 50% residential area as per Sanctioned Building Plan which to be allotted in the manner as follows :-

- i) One self contained 2BHK residential flat on the Second Floor at North-East side,
- ii) Entire Third Floor in a manner of three numbers of residential flats.
- iii) One self contained 2BHK residential flat at Back portion Western side on the Fourth Floor.

The aforesaid 50% area comprised with 1/2 portion of staircase, lift, landings, lobbies, lift machine room, stair-head room, septic tank, water tank and all other common areas of the proposed building.

Be it noted here that after completion of the proposed building if any area regarding Owner's Allocated area in residential portion will found increased then the Owner shall be

1) Anshu Mahapatra  
 2) Bidit Banerjee  
 3) Sarley  
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 BIDIT BANERJEE  
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liable to pay a sum of Rs. 3,200/- (Rupees Three Thousand Two Hundred) only per sq. ft. for such increased area to the Developer herein and if the Owner's Allocated area will found decreased then the Developer shall be also liable to pay a sum of Rs. 3,200/- (Rupees Three Thousand Two Hundred) only per sq. ft. to the Owner herein for such decreased area.

Further, the Owner shall be entitled to get a sum of Rs. 10,000/- (Rupees Ten Thousand) only from the Developer as non-refundable amount which to be paid by the Developer to the Owner herein at the time of execution of this Development Agreement as per Memo hereinafter written.

**DEVELOPER'S ALLOCATION** : Save and except 50% constructed area of the proposed building as per Sanctioned Building Plan i.e. Owner's allocated area as mentioned hereinabove, all other constructed area of the proposed building will be treated as Developer's Allocation and the Developer shall have absolute liberty to sell, convey and transfer its allocation to any intending buyer or buyers at any consideration or under any terms and conditions as the Developer will think fit and proper.

4. That it is agreed by and between the parties hereto that the cost of the said 50% constructed areas as per Sanctioned Building plan as mentioned hereinabove and a sum of Rs. 10,000/- (Rupees Ten Thousand) only mentioned in the para No. 3 hereinabove, would be the consideration of the said plot of land with structure presently standing thereon of the Owner / First Party.

5. All applications, plans and other papers and documents, as may be required by the Developer the Second Party hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Second Party/Developer on behalf of the First Party. The Second Party shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction, built up the said building on the said plot of land.

6. The Owner shall grant to the Developer/Second Party herein and / or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the proposed building and also for pursuing and following up the matters with the Rajpur Sonarpur Municipality and other authorities and for sell of flats of the Developer's Allocation only after

1) Kanan Bala Sardar  
2) Bidit Banerjee  
3) Saleef

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handover of the Owner's Allocation in finish and / or habitable condition <sup>(except Owner's Allocation)</sup> in that connection only together with the right to sewer affidavit.

7. That the Developer shall be entitled to display any signboard or make any publicity towards booking of flats and units in respect of Developer's Allocated area only after obtaining Sanctioned Building Plan from the competent Authority in the proposed building without any objection, demand or claim from the land Owner.

8. The Party of the Second Part shall clear the Municipal and other Government rents and taxes from date of getting possession of the said property from the First Party till the handing over the charge to the Association to be formed. It is made clear that only for the property of the first party the Developer herein shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

9. All other flats and Garages / car parking space etc. of the proposed building to be constructed by the Second Party save and except the Owner's Allocation mentioned in the para No. 3 hereinabove shall be disposed off by the Second Part to the prospective buyers at any consideration or price which shall be at the sole discretion of the Second Party to which the First Party shall not be liable for payment any tax or in any manner whatsoever. The First Party shall co-operate with the Developer in all manner for selling out Developer's allocated area of the proposed building to the different buyer or buyers.

10. The Second Party and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and First Part shall not be responsible for the same in any way, manner whatsoever.

11. The Second Party shall be at liberty to negotiate for sale the balance portion excluding the Owner's Allocation as above, of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi-storied building will be constructed as such consideration and on such terms and conditions but shall not be allowed to handover possession to any intending purchaser before handing over possession of the Owner's Allocation and with such person or persons as the Second Party shall think fit and proper and the First Party, shall at the request of the Second Party, execute and register the Deed of Conveyances in respect of the undivided proportionate share of land of the said property only to and in favour of the person or persons or the nominee or nominees of the Second Party after getting Owner's Allocation from the Developer as per Clause No. 3 hereinabove. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be

- 1) *Kamal Mukherjee*
- 2) *Bidit Baner*
- 3) *Saileep*

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 BIDIT BANERJEE  
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received by and absolutely belong with the Second Party which will be solely declared by the Developer.

12. The Second Party shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, spaces, units or apartments save and except of First Party's allocated portion mentioned in Clause 3 hereinabove or for sale of the same on such terms and conditions and for such consideration as the Second Party shall think fit and proper and the First Party undertakes to execute a Development Power of Attorney in favour of the Developer of its nominated person / persons.

13. The First Party shall have every right or power to cancel this Agreement and for revoke Development Power of Attorney if the Second Party violate any of the terms and conditions contained in this Agreement.

14. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Second Party or their nominee or nominees and / or prospective buyers.

15. The Second Party shall at it's own costs and expenses construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctioned plan with such materials and with such specifications as may be recommended by the technical person from time to time and in accordance with the Sanctioned Building Plan. The Second Party shall obtain Completion Certificate (C.C.) from the concerned Municipality after construction of the proposed building.

16. The Second Party shall install, erect in the said building at its own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building, having several self contained apartments and constructed for sale of flats therein on Ownership basis as mutually agreed.

17. The Second Party shall be authorised by the Owner for the construction of the building and to apply for and obtain temporary and permanent connection of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

18. In case of any dispute the Owner shall approach an Arbitrator to be appointed jointly.

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Samir Kundu

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19. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Second Party, the First Party hereto shall have no liability or responsibility in this context in any manner whatsoever.

20. As soon as the building is habitable the Second party shall handover the Owner's Allocation mentioned in the Schedule 'B' hereunder written and thereafter the Second Party shall be at liberty to give possession to other prospective buyers without any consent of the First Party. The Owner shall be exclusively responsible for punctually and regularly payment of all taxes rates duties as per her proportionate share. The prospective buyers shall pay their proportionate share of rates and taxes from the date of possession and / or registration whichever is earlier to the Developer herein with proper receipt.

21. As and from the date of hand over the possession of the Owner's Allocation, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party or its nominee, assignee the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner's Allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time.

22. The Owner shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building.

23. The Developer herein shall demolish the existing structure at it's own cost and the materials of the said demolished building shall be taken by the developer.

24. The Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct a partnership between the Developer and the Owner or as a joint Venture between the parties hereto or constituted an Association of persons.

25. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner doth hereby undertake further that she will do all such acts, deeds, matters and things and

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shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for that purpose and the Owner also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and / or go against the spirit of the presents.

26. In the event of the Owner committing breach of any of the terms and conditions herein contained or making willful delay in allowing the developer to develop the said premises as hereinbefore stated, the developer shall be entitled to get payments for damages and compensation from the Owner and the Owner shall be liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay shall continue for a period of 6 (six) months then in that event in addition to any other right which the developer shall be entitled to sue the Owner for specific performance of this Agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent by the developer for employing its obligations under these Agreement and also such losses and damages which the developer may suffer and / or incur for entering into this Agreement.

- COMMON RESTRICTIONS -

The Owner's Allocation in the proposed building be subject to the same restrictions and use as are applicable to the Second Parties allocation in the building intended for common benefits of all occupiers of the building which shall including the following :-

27. Neither party shall use or permit to use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

28. Neither party shall demolish or permit to demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

29. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

30. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

- 1) Kanan Bala
- 2) Bidit Banerjee
- 3) Samir Kundu

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31. The Owner shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Second Party as and when required.
32. The Second Party hereby agrees and covenants with the Owner to complete the construction of the building within 24 (Twenty Four) months from the date of sanctioned plan.
33. The Developer and the Owner doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work, non-availability of masons and labourers, local strikes and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of 24 (Twenty Four) months from the date of obtaining Sanctioned Building Plan within which the construction work is to be completed may be extended such further period as mutually agreed by the parties herein but not more than 6 months.
34. Immediately upon the Second Party obtaining possession of the said land and building plan the Second Party shall be entitled to start construction of the said building on the said premises and the First Party shall not prevent the Second Party from making construction of the proposed multi-storied building and completion thereof.
35. That the name of the proposed building will be "KRISHNA-KANAN APARTMENT"
36. Installation of individual electric meter charges in respect of Owner's allocation shall be bear by the Owner. Be it noted here that the Developer will bear the cost of Transformer from concerned Authority and will also provide one underground water reservoir for the said entire building.
37. Any extra work which is not mentioned in the Schedule - E i.e. in Specification of Work hereinafter shall be undertaken by the developer on payment for the work in advance as shall be determined by the Developer.

**- SCHEDULE 'A' ABOVE REFERRED TO -**

ALL THAT piece and parcel of a plot of bastu land measuring an area of 4 (four) Cottahs 11 (eleven) Chittacks more or less together with 500 sq. ft. R.T.S. standing thereon, Pargana - Madanmalla, lying and situated at Mouza - Sonarpur, J. L. No. 39, R. S. No. 13, Touzi No. 109, comprised in C. S. Dag No. 473, R. S. Dag No. 522, under C. S. Khatian No. <sup>434</sup>577, R. S. Khatian No. <sup>577</sup>473, being Holding No. 173, Purba Baidya Para, Kolkata - 700 150, under Ward No. 13, within the jurisdiction of Sonarpur Police Station, within the local limits of Rajpur

1) Amlan Mukherjee  
 2) Bidit Banerjee  
 3) Samir Kundu  
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Sonarpur Municipality, under A.D.S.R. Sonarpur, in the District of South 24-Parganas, which is butted and bounded as follows : -

ON THE NORTH BY : By, Premises No. 112, Purba Baidyapara  
ON THE SOUTH BY : By, Premises No. 222, Purba Baidyapara  
ON THE EAST BY : By, 80' ft. Municipal Road. (H.C. Sarani)  
ON THE WEST BY : By, Property of Baroda Prasad Mondal.

*Nearest Road Haridhan Chakraborty Sarani*

THE SCHEDULE 'B' ABOVE REFERRED TO -

**(OWNER'S ALLOCATION)**

That in consideration of said property and on construction of the building in the manner as stated hereinabove the land Owner shall be entitled to get 50% (Fifty percent) constructed area as per Sanctioned Building Plan as per measurement of the land of the Owner herein, which to be allocated in the manner as follows : -

- i) 50% constructed area as per Sanctioned Building Plan on the Ground Floor in a manner of parking area as because the said property consisting of three numbers of tenants who are presently running their business in three separate shop rooms and the commercial area which will come as per Sanctioned Plan the same would be distributed amongst the said three tenants in equal proportion from the Owner and the Developer herein. So no commercial area will be provided to the Owner herein on the Ground Floor.
- ii) 50% constructed commercial area as per Sanctioned Building Plan on the First Floor at East-West side on Southern part.

And 50% residential area as per Sanctioned Building Plan which to be allotted in the manner as follows : -

- i) One self contained 2BHK residential flat on the Second Floor at North-East side.
- ii) Entire Third Floor in a manner of three numbers of residential flats.
- iii) One self contained 2BHK residential flat at Back portion Western side on the Fourth Floor.

The aforesaid 50% area comprised with 1/2 portion of staircase, lift, landings, lobbies, lift machine room, stair-head room, septic tank, water tank and all other common areas of the proposed building.

Be it noted here that after completion of the proposed building if any area regarding Owner's Allocated area in residential portion will found increased then the Owner shall be liable to pay a sum of Rs. 3,200/- (Rupees Three Thousand Two Hundred) only per sq. ft. for such increased area to the Developer herein and if the Owner's Allocated area will found decreased then the Developer shall be also liable to pay a sum of Rs. 3,200/- (Rupees

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*24/5/2018*



Three Thousand Two Hundred) only per sq. ft. to the Owner herein for such decreased area.

Further, the Owner shall be entitled to get a sum of Rs. 10,000/- (Rupees Ten Thousand) only from the Developer as non-refundable amount which to be paid by the Developer to the Owner herein at the time of execution of this Development Agreement as per Memo hereinafter written.

**DEVELOPER'S ALLOCATION** : Save and except 50% constructed area of the proposed building as per Sanctioned Building Plan i.e. Owner's allocated area as mentioned hereinabove, all other constructed area of the proposed building will be treated as Developer's Allocation and the Developer shall have absolute liberty to sell, convey and transfer its allocation to any intending buyer or buyers at any consideration or under any terms and conditions as the Developer will think fit and proper.

**SCHEDULE 'C'**  
**(Common areas and facilities)**

The Owner of the land along with the other co-Owners, occupiers, society or syndicate or association shall allow each other the following easement and quasi easement rights privileges etc.

- i) Land under the said building described in the Schedule – 'A'.
- ii) All side spaces, back spaces, paths, passages, drain ways in the land of the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircase landings.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage evicton from the pipes of the every units, to drain and sewerage common to the said building. The developer shall be providing the water supply lines, ground & roof top reservoirs, sumps, drain pipes, cables, water courses, gutters, wires and other conveniences for proper utility and services of all the prospective Owner of the building complex.

1) Anulan Mukherjee  
2) Bidit Banerjee  
3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



- xi) Common electric line.
- xii) Top roof of the said building.
- xiii) Other common areas and facilities and common amenities as to be provided in the said building.
- xiv) Lift and its accessories and lift well and lift machine room.

**SCHEDULE 'D'**  
**(Common expenses)**

1. The expenses of administration, maintenance, repair, replacement of the common equipments and accessories common areas and facilities including white washing, painting and decorating the exterior portions of the said building, the boundary walls, entrance, the stair cases, the landings, the gutters, rain water pipes, motors pumps, water and gas pipes, electrical wiring and installations, sewerages, drains and all other common parts, fixtures, fittings and equipments in under or upon the building enjoyed or used in common by all co-Owners or other occupiers hereof.
2. The costs of cleaning, maintaining and lighting the main entrance, passages, landings, stair cases and other parts of the building as enjoyed or used in common by the occupiers of the said building.
3. The salaries of Chowkidars, Plumbers, Electricians, Sweepers etc.
4. The costs of making, repairs, replacement and maintenance of pumps, tubewells and other plumbing works including all other service rendered in common to all occupiers.
5. All electrical charges payable in common for the common portions of the said building.
6. Such other expenses including printing and stationery as also all litigation expenses in current in respect of any dispute with Municipality, other Authority or any other person or persons in relation to or as may be deemed by Adhoc Committee or Association of the occupiers and up-keep of said building.

**- SCHEDULE 'E' : SPECIFICATION -**

1. **BUILDING :**
  - a) R.C.C. frame structure with R.C.C. foundation, columns, beams, slabs as designed by the Structural Engineer.
  - b) Exterior brick work shall be of 8" thickness while the internal wall will be of 5", the partition between the flat will be of 5" thickness.
  - c) All walls and ceilings will be plastered with cement mortar.

- 1) Amlan Mukherjee
- 2) Bidit Banerjee
- 3) Souleef

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KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



- d) All internal wall will be finished with wall putty.  
 e) External walls will be coated with super quality water resistant paints.

2. **DOORS** :

- a) Standard quality wooden frame will be provided for doors.  
 b) All doors will be of commercial types flush door, with anodized aluminum fittings.

3. **WINDOWS** :

- a) Steel grills with aluminum windows with glass including fittings will be provided.

4. **FLOORING** :

- a) Marble / Vitrified Tiles Flooring and marble to be provided in staircase and its landings.

5. **KITCHEN** :

- a) Open Kitchen.  
 b) Standard size Black stone cooking platform.  
 c) Standard size Black Granite will be provided on cooking top.  
 d) Three feet height glazed tiles will be provided above cooking platform.

6. **TOILETS** :

- a) White glaze sanitary fixtures of standard quality will be provided in all toilets.  
 b) All internal pipe fittings will be concealed in nature with P.R.P. Pipe.  
 c) Good quality C. P. fittings will be provided for each toilet.  
 d) Toilet wall will be a glazed tile up to a height of six feet.  
 e) Floor will be finished with anti-skid tiles.

7. **ELECTRIFICATION** :

- a) All wiring will be of concealed in nature excepting the water supply.  
 b) Two numbers of A. C. points in each flat will be provided.

8. **WATER SUPPLY** :

- a) Deep tube well will be provided for twenty four hours water supply.  
 b) Overhead water storage tank of sufficient capacity will be provided.

8. **LIFT** :

The Developer will provide one number of 4 Passengers lift for the said building which to be used by the Owner and transferees of the Developer jointly.

**EXTRA WORK** : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid by the Owner to the Developer herein.

- 1) *Kanbal Banerjee*  
 2) *Bidit Banerjee*  
 3) *Samir Kundu*

AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU



IN WITNESS WHEREOF both the parties hereto have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

in presence of :-

**WITNESSES :-**

1. Abhijit Narayan  
Baidyafarasa,  
Sonarpur, Koli: 150

2. P. Minandhar Das  
VILL: BALIPUR, PO: SURJYAPUR  
H AT P.S: BARUIPUR, 29PG(S)  
PIN- 743372

8/2/2018 5:28:47

**SIGNATURE OF THE OWNER**

ACROPOLIS INFRA

Amal Mukherjee  
Partner

ACROPOLIS INFRA

Bidit Banerjee  
Partner

ACROPOLIS INFRA

Samir Kundu  
Partner

Drafted by  
Subrata Mallik  
Adv

Subrata Mallik  
(Adv)  
Barasat Court  
Enroll No. F31/31of1987

**SIGNATURE OF THE DEVELOPER**

- 1) Amal Mukherjee
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



MEMO OF CONSIDERATION

RECEIVED with thanks from the abovementioned Developer a sum of Rs. 10,000/- (Rupees Ten Thousand) only in terms of this Development Agreement as per Memo given below-

M E M O

<u>Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount (Rs)</u>
By Cash =	29-5-2018		10,000-00

TOTAL : Rs. 10,000.00

(Rupees Ten Thousand) only

WITNESSES :-

1. Abhijit Naskar.  
Baidyabara Sonarpura  
Kol: 150












2. Minam Kundu  
VIL:- ALIPUR, P.O - SURJAPUR  
HAT, P.S:- BARUIPUR 24P66

SIGNATURE OF THE OWNER












- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU














PRESENTANT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHTHAND					
	LEFTHAND					










*Bhaskar Raju*

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHTHAND					
	LEFTHAND					

*Amlan Mukherjee*

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHTHAND					
	LEFTHAND					

*Bidit Banerjee*

CLAIMENT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHTHAND					
	LEFTHAND					

*Sardar*  
 1) *Bhaskar Raju*  
 2) *Bidit Banerjee*  
 3) *Sardar*

AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU





ACROPOLIS INFRA

*[Signature]*  
Partner  
Bidit Banerjee

- 1) *[Signature]*
- 2) Bidit Banerjee
- 3) *[Signature]*

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIDIT BANERJEE  
TUSHAR BANERJEE  
20/06/1963  
Permanent Account Number  
AFUPB1894E

Signature



*Bidit Banerjee*

- 1) *Kulan Banerjee*
- 2) *Bidit Banerjee*
- 3) *Sally*

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
ANLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAMIR KUNDU

CHITTARANJAN KUNDU

06/07/1974

Permanent Account Number

AKTPK2630B

*Samir Kundu*

Signature



30102009

*[Handwritten signature]*

- 1) *Kulka Bakshi*
- 2) *Bidit Banerjee*
- 3) *[Signature]*

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMLAN MUKHERJEE  
SUNITI KUMAR MUKHERJEE

30/06/1974  
Permanent Account Number  
AKDPM2046H

*Am Mukherjee*

Signature



*Am Mukherjee*

- 1) *Kanan Bala Sardar*
- 2) *Bidit Banerjee*
- 3) *Samir Kundu*

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN-BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000189142/2018	Office where deed will be registered
Query Date	05/07/2018 2:27:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Amlan Mukherjee Baidya Para, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9830230127, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]	
Set Forth value	Market Value	
Rs. 40,00,001/-	Rs. 95,24,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 153/- (Article:E, E, B, M(δ), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Haridhan Chakraborty Sarani, Mouza: Sonarpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-522	RS-473	Bastu	Bastu	4 Katha 11 Chatak	40,00,000/-	93,74,998/-	Width of Approach Road: 80 Ft. Adjacent to Metal Road.
Grand Total :					7.7344Dec	40,00,000 /-	93,74,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure, 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1/-	1,50,000 /-	

Query No: 1604-1-000189142 of 2018

1) Kanan Bala Sardar  
2) Bidit Banerjee  
3) Samir Kundu

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HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



Total : 500 sq ft 1/- 1,50,000 /-

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt Kanan Bala Sardar Wife of Late Krishna Gopal Sardar Alipore, P.O:- Suryapurhat, P.S:- Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN - 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUAPS3373N, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details
1	Acropolis Infra 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 PAN No.:: ABBFA9215H, Status :Organization, Executed by: Representative	Organization	Executed by: Representativ

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Amlan Mukherjee Son of Late Suniti Kumar Mukherjee Baidya Para, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKDPM2046H	Acropolis Infra (as partner)
2	Mr Bidit Banerjee Son of Late Tushar Krishna Banerjee 25/1A, Gorokha Basi Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFUPB1894E	Acropolis Infra (as partner)
3	Mr Samir Kundu Son of Late Chitta Ranjan Kundu 335, Dum Dum Surer Math, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKTPK2630B	Acropolis Infra (as partner)

**Identifier Details :**

Name & address
Mr Abhijit Naskar Son of Late Harendra Nath Naskar Baidya Para, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Kanan Bala Sardar, Mr Amlan Mukherjee, Mr Bidit Banerjee, Mr Samir Kundu

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Samir Kundu



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

~~4477/18.~~

4660/18

GRN: 19-201819-025950398-1

Payment Mode Online Payment

GRN Date: 11/07/2018 07:09:38

Bank : United Bank

BRN : 11292407

BRN Date: 11/07/2018 07:05:22

DEPOSITOR'S DETAILS

Name : ACROPOLIS INFRA

Contact No. :

Mobile No. : +91 9830230127

E-mail :

Address : 39152A Post Office Road DumDum 700028

Applicant Name : Mr Amlan Mukherjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 3

Id No. : 16041000189142/3/2018

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16041000189142/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16041000189142/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	153

Total

5174

In Words : Rupees Five Thousand One Hundred Seventy Four only

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Suleep

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HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000189142/2018	Office where deed will be registered
Query Date	05/07/2018 2:27:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Amlan Mukherjee Baidya Para, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9830230127, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]	
Set Forth value	Market Value	
Rs. 40,00,001/-	Rs. 3,82,50,001/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 153/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Haridhan Chakraborty Sarani, Mouza: Sonarpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-522	RS-473	Commercial	Bastu	4 Katha 11 Chatak	40,00,000/-	3,75,00,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :					7.7344Dec	40,00,000 /-	375,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	1000 sq ft	1 /-	7,50,000 /-	
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Query No: 1604-1-000189142 of 2018

- 1) Amlan Mukherjee
- 2) Bidit Banerjee AS- 1 of 3
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Kanan Bala Sardar Wife of Late Krishna Gopal Sardar Alipore, P.O:- Suryapurhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CUAPS3373N, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Acropolis Infra 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 PAN No.: ABBFA9215H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Amlan Mukherjee Son of Late Suniti Kumar Mukherjee Baidya Para, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKDPM2046H	Acropolis Infra (as partner)
2	Mr Bidit Banerjee Son of Late Tushar Krishna Banerjee 25/1A, Gorokha Basi Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFUPB1894E	Acropolis Infra (as partner)
3	Mr Samir Kundu Son of Late Chitta Ranjan Kundu 335, Dum Dum Surer Math, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKTPK2630B	Acropolis Infra (as partner)

Identifier Details :

Name & address
Abhijit Naskar Son of Late Harendra Nath Naskar Baidyapara, P.O:- Sonarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt Kanan Bala Sardar, Mr Amlan Mukherjee, Mr Bidit Banerjee, Mr Samir Kundu
N

Query No: 1604-1-000197032 of 2018

1) *Kanan Bala Sardar*  
AS-2 of 3  
2) *Bidit Banerjee*  
3) *Samir Kundu*

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU



L1 Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Kanan Bala Sardar	Acropolis Infra-7.73438 Dec
S1 Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Kanan Bala Sardar	Acropolis Infra-500.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04/08/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 18/08/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

- 1) Anil Mukherjee
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU



## Major Information of the Deed

Deed No :	I-1604-04660/2018	Date of Registration	19/07/2018
Query No / Year	1604-1000189142/2018	Office where deed is registered	
Query Date	05/07/2018 2:27:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	
Applicant Name, Address & Other Details	Amlan Mukherjee		
	Baidya Para, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No : 9830230127, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
Set Forth value	Market Value		
Rs. 40,00,001/-	Rs. 3,82,50,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 153/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Haridhan Chakraborty Sarani, Mouza: Sonarpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-522	RS-473	Commercial	Bastu	4 Katha 11 Chatak	40,00,000/-	3,75,00,001/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					7.7344Dec	40,00,000 /-	375,00,001 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1 /-</b>	<b>7,50,000 /-</b>	



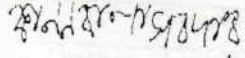
- 1) Kanan Mukherjee
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU

Major Information of the Deed :- I-1604-04660/2018-19/07/2018

06/09/2018 Query No:-16041000189142 / 2018 Deed No : I - 160404660 / 2018, Document is digitally signed.












Name	Photo	Fingerprint	Signature
<b>Smt Kanan Bala Sardar</b> (Presentant) Wife of Late Krishna Gopal Sardar Executed by: Self, Date of Execution: 29/05/2018 , Admitted by: Self, Date of Admission: 11/07/2018 ,Place : Office			
	11/07/2018	LTI 11/07/2018	11/07/2018
Alipore, P.O:- Suryapurhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUAPS3373N, Status :Individual, Executed by: Self, Date of Execution: 29/05/2018 , Admitted by: Self, Date of Admission: 11/07/2018 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Acropolis Infra</b> 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: ABBFA9215H, Status :Organization, Executed by: Representative

Representative Details :



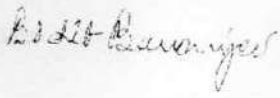



SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Amlan Mukherjee</b>                      Son of Late Suniti Kumar Mukherjee                      Date of Execution - 29/05/2018, , Admitted by: Self, Date of Admission: 11/07/2018, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 11 2018 1:12PM</td> <td>LTI 11/07/2018</td> <td>11/07/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Amlan Mukherjee</b> Son of Late Suniti Kumar Mukherjee Date of Execution - 29/05/2018, , Admitted by: Self, Date of Admission: 11/07/2018, Place of Admission of Execution: Office					Jul 11 2018 1:12PM	LTI 11/07/2018	11/07/2018
Name	Photo	Finger Print	Signature										
<b>Mr Amlan Mukherjee</b> Son of Late Suniti Kumar Mukherjee Date of Execution - 29/05/2018, , Admitted by: Self, Date of Admission: 11/07/2018, Place of Admission of Execution: Office													
	Jul 11 2018 1:12PM	LTI 11/07/2018	11/07/2018										
Baidya Para, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKDPM2046H Status : Representative, Representative of : Acropolis Infra (as partner)													

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Samir Kundu


AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU

Major Information of the Deed :- I-1604-04660/2018-19/07/2018



Name	Photo	Finger Print	Signature
<b>Mr Bidit Banerjee</b> Son of Late Tushar Krishna Banerjee Date of Execution - 29/05/2018, , Admitted by: Self, Date of Admission: 11/07/2018, Place of Admission of Execution: Office	 <small>Jul 11 2018 1:13PM</small>	 <small>LTI 11/07/2018</small>	 <small>11/07/2018</small>
25/1A, Gorokha Basi Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFUPB1894E Status : Representative, Representative of : Acropolis Infra (as partner)			
Name	Photo	Finger Print	Signature
<b>Mr Samir Kundu</b> Son of Late Chitta Ranjan Kundu Date of Execution - 29/05/2018, , Admitted by: Self, Date of Admission: 11/07/2018, Place of Admission of Execution: Office	 <small>Jul 11 2018 1:13PM</small>	 <small>LTI 11/07/2018</small>	 <small>11/07/2018</small>
335, Dumdum Surer Math, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKTPK2630B Status : Representative, Representative of : Acropolis Infra (as partner)			

**Identifier Details :**

Name & address	
Mr Abhijit Naskar Son of Late Harendra Nath Naskar Baidya Para, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Kanan Bala Sardar, Mr Amlan Mukherjee, Mr Bidit Banerjee, Mr Samir Kundu	 <small>11/07/2018</small>

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kanan Bala Sardar	Acropolis Infra-7.73438 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kanan Bala Sardar	Acropolis Infra-1000.00000000 Sq Ft

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Samir Kundu

AS CONSTITUTED POWER OF ATTORNEY  
 HOLDERS OF  
 KANAN BALA SARDAR  
 AMLAN MUKHERJEE  
 BIDIT BANERJEE  
 SAMIR KUNDU

Major Information of the Deed :- I-1604-04660/2018-19/07/2018

06/09/2018 Query No:-16041000189142 / 2018 Deed No : I - 160404660 / 2018, Document is digitally signed.



Endorsement For Deed Number : I - 160404660 / 2018

On 09-07-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3 82,50,001/-

*Pradipta*  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 11-07-2018

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:07 hrs on 11-07-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Kanan Bala Sardar ,Executant.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 11/07/2018 by Smt Kanan Bala Sardar, Wife of Late Krishna Gopal Sardar, Alipore, P.O: Suryapurhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession House wife

Indetified by Mr Abhijit Naskar, , Son of Late Harendra Nath Naskar, Baidya Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 11-07-2018 by Mr Amlan Mukherjee, partner, Acropolis Infra, 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Abhijit Naskar, , Son of Late Harendra Nath Naskar, Baidya Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 11-07-2018 by Mr Bidit Banerjee, partner, Acropolis Infra, 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Abhijit Naskar, , Son of Late Harendra Nath Naskar, Baidya Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 11-07-2018 by Mr Samir Kundu, partner, Acropolis Infra, 39/1/5/2A, Post Office Road, P.O:- Dum Dum, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Mr Abhijit Naskar, , Son of Late Harendra Nath Naskar, Baidya Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 153/- ( B = Rs 100/- ,E = Rs 21/- ,H = Rs 28/- M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 153/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2018 7:05AM with Govt. Ref. No: 192018190259503981 on 11-07-2018, Amount Rs: 153/-, Bank: United Bank ( UTBI00CH175), Ref. No. 11292407 on 11-07-2018, Head of Account 0030-03-104-001-16

- 1) Kanan Bala Sardar
- 2) Bidit Banerjee
- 3) Suleef

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU

Major Information of the Deed :- I-1604-04660/2018-19/07/2018



**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
= Rs 5,021/-

**Description of Stamp**

Stamp Type Impressed, Serial no. 2018, Amount Rs. 5,000/- Date of Purchase: 25/05/2018, Vendor name: Ranjita

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/07/2018 7:05AM with Govt. Ref. No. 192018190259503981 on 11-07-2018, Amount Rs: 5,021/-, Bank:  
United Bank ( UTBI00CH175), Ref. No. 11390701 on 11-07-2018, Head of Account 0030-02-103-003-02

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 19-07-2018

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 153/- ( B = Rs 100/- ,E = Rs 21/- ,H = Rs 28/-  
M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/07/2018 12:18PM with Govt. Ref. No: 192018190263477191 on 19-07-2018, Amount Rs: 0/-, Bank:  
United Bank ( UTBI00CH175), Ref. No. 11390701 on 19-07-2018, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs  
65,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/07/2018 12:18PM with Govt. Ref. No: 192018190263477191 on 19-07-2018, Amount Rs: 65,000/-,  
Bank: United Bank ( UTBI00CH175), Ref. No. 11390701 on 19-07-2018, Head of Account 0030-02-103-003-02

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

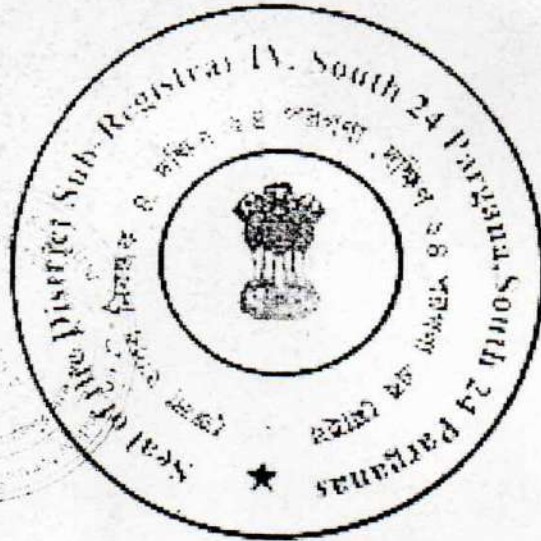
- 1) *Kanan Bala Sardar*
- 2) *Bidit Banerjee*
- 3) *Samir Kundu*

**AS CONSTITUTED POWER OF ATTORNEY**  
**HOLDERS OF**  
**KANAN BALA SARDAR**  
**AMLAN MUKHERJEE**  
**BIDIT BANERJEE**  
**SAMIR KUNDU**

Major Information of the Deed :- I-1604-04660/2018-19/07/2018



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2018, Page from 157834 to 157865  
Being No 160404660 for the year 2018.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2018.09.06 11:43:54 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06-09-2018 11:43:13  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



- 1) Kulan Banerjee
- 2) Bidit Banerjee
- 3) Sallay

(This document is digitally signed.)

AS CONSTITUTED POWER OF ATTORNEY  
HOLDERS OF  
KANAN BALA SARDAR  
AMLAN MUKHERJEE  
BIDIT BANERJEE  
SAMIR KUNDU